

**MINUTES OF THE PROCEEDINGS
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
JANUARY 13, 2022**

1.0 CALL TO ORDER

Present: Shane Ahlbrecht, Jeremiah Monyok, Dr. Amanda Schuh, Joe Spillman,
Absent: Derek Nelson

Chairman Monyok called the meeting to order at 7:00pm.

2.0 ELECTION OF OFFICERS

Tom Nikunen, City Manager, presented the staff report that the Economic Development Authority chooses a Chair and Vice Chair on an annual basis.

Motion by Monyok to elect Commissioner Ahlbrecht as chair and Commissioner Nelson as Vice Chair. Seconded by Cilliers. All Commissioners present voted aye and the motion was declared carried.

3.0 ADOPT AGENDA

Motion by Monyok, to adopt the agenda as presented. Seconded by Schuh. All Commissioners present voted aye and the motion was declared carried.

4.0 APPROVAL OF MINUTES

A. Economic Development Agency Meeting Minutes, December 9th, 2021

Motion by Monyok, to adopt the Minutes as presented. Seconded by Schuh. Commissioner Monyok requested to abstain from vote. Commissioners Monyok, Ahlbrecht, Schuh, and Spillman voted aye and the motion was declared carried by a vote of 4-0.

5.0 NEW BUSINESS

A. Highway Commercial and Industrial Occupancy Discussion

Tom Nikunen, City Manager, presented a map showing the occupancy rates for properties zoned C-3 Highway Commercial, I-1 Light Industrial, and I-2 Heavy Industrial. Mr. Nikunen stated that the intended purpose was to show progress of the occupancy rates of the properties over time.

Discussion was had on the future land use regarding future expansion of industrial properties.

B. Proposed EDA Meeting Dates

Chairman Ahlbrecht requested to table the item for the next meeting when Commissioner Nelson would likely be present.

Economic Development Agency Minutes – January 13, 2022

6.0 OLD BUSINESS

- A. Application for tax abatement on properties Lots 3&4, Block 1, Whispering Meadows Addition

The commission discussed thoughts on how the application could serve as a model for future abatement applications where flexibility is provided for the City Council.

7.0 MANAGEMENT REPORT

- A. General Management Updates

Tom Nikunen, City Manager, provided updates on a liquor license application for Birdies during the January 10th City Council meeting, the potential for commercial kitchen application submissions, capital improvement plans to El Dorado Avenue and Seville Avenue, updates to development at Lots 1&2, Block 4, City of Jordan Addition, a preliminary discussion on a whiskey tasting room proposal, and updates to Beaumont Bluffs development applications.

- B. Next Meeting – February 10, 2022

8.0 CITY COUNCIL MEMBER UPDATE

Commissioner Monyak provided updates regarding discussions on lighting on El Dorado Drive and Seville Avenue and alley paving projects.

Commissioner Schuh provided updates on the status of the strategic planning schedule.

9.0 COMMISSION MEMBER UPDATE

Commissioner Cilliers provided an update on improvements to Lot 3, Nicolin's Addition.

10.0 ADJOURNMENT

Motion by Ahlbrecht to adjourn. The meeting was adjourned at 8:03pm.